


FROM	NAME & TITLE	THOMAS J. STOSUR, DIRECTOR	CITY of BALTIMORE MEMO	
	AGENCY NAME & ADDRESS	DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 TH FLOOR		
	SUBJECT	BMZA / 3614-3618 Eastern Avenue		

TO Mr. David Tanner, Executive Director
Board of Municipal and Zoning Appeals
417 East Fayette Street, 14th Floor

DATE: November 2, 2011

REQUEST

The Department of Planning has received Jose Avila's Board of Municipal and Zoning Appeals (BMZA) application to use the premises for driver education services as a branch of a driving school known as ABC Driver Education. We understand that this appeal is scheduled for hearing on November 22, 2011.

SITE

3614-3618 Eastern Avenue is located on the northwest corner of the intersection with Dean Street. This property measures approximately 32'4" by 67'2" and contains approximately 0.050 acre, and is currently improved with a two-story semi-detached commercial building measuring approximately 16'2" by 67'. This site is zoned B-2-3 and is located within the Highlandtown Business Area Urban Renewal Plan area.

ANALYSIS

Conditional Use: In this zoning district, schools: commercial, are a conditional use, requiring approval by the Board (§6-308).

Urban Renewal Plan: This property is located in the Highlandtown Business Area Urban Renewal Area, where the Urban Renewal Plan does not prohibit or further restrict the proposed use in this district.

Off-Street Parking: ... whenever the existing use of a structure is changed to a new use, off-street parking facilities must be provided, as required by this title, for that new use (§10-203.a). If the structure was lawfully erected before April 20, 1971, additional off-street parking facilities are mandatory only in the amount by which the requirements for the new use exceed those for the existing use (§10-203.b). The amount of off-street parking required for a commercial school is one parking space per four teachers and employees, plus one parking space per 24 students (based on the greatest number of students on the premises at any one time) (§10-405.27.ii). In this case, information concerning the number of teachers, employees, and students was omitted from the application, and thus the Department of Planning is unable to comment upon adequacy of parking to serve the proposed use. There are six parking spaces accessible from Dean Street on the eastern half of the property but as perpendicular spaces they are 2' too short to meet Zoning Code standards (10' by 18').

RECOMMENDATION

The Department of Planning has no objection to this appeal, provided that the applicant demonstrates that there will be sufficient off-street parking provided in support of the proposed use in accordance with the requirements of the Zoning Code.

TJS/wya/mf

Southeast

cc: Jose Avila, Appellant